143.0	0006	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	855,300 / 855,300
					USE VALUE:	855,300 / 855,300
					ASSESSED:	855,300 / 855,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		PINE RIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TAKATS ANDREW A
Owner 2:	TAKATS ANTONELLA B
Owner 3:	
Street 1:	48 PINE RIDGE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .133 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 2323 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5778.000	380,600		474,700	855,300
Total Card	0.133	380,600		474,700	855,300
Total Parcel	0.133	380,600		474,700	855,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 368.19 | /Parcel: 368.19

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	92893
GIS Ref	
GIS Ref	
Insp Date	06/09/18

!11119!

PREVIOUS ASSESSMENT

Parcel ID: 143.0-0006-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	380,600	0	5,778.	474,700	855,300		Year end	12/23/2021
2021	101	FV	369,300	0	5,778.	474,700	844,000		Year End Roll	12/10/2020
2020	101	FV	369,200	0	5,778.	474,700	843,900	843,900	Year End Roll	12/18/2019
2019	101	FV	288,800	0	5,778.	445,000	733,800	733,800	Year End Roll	1/3/2019
2018	101	FV	298,000	0	5,778.	367,900	665,900	665,900	Year End Roll	12/20/2017
2017	101	FV	298,000	0	5,778.	338,200	636,200	636,200	Year End Roll	1/3/2017
2016	101	FV	298,000	0	5,778.	308,500	606,500	606,500	Year End	1/4/2016
2015	101	FV	281,900	0	5,778.	302,600	584,500	584,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:56:44

LAST REV

Date	Time
06/27/18	10:08:18
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11119

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TRACEY JOHN	1167-112		1/31/1997	Portion-Asst	298,000	No	No		Y

USER DEFINED

Prior Id # 1:	92893
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/31/2017	101	Renovate	23,000	C				
11/3/2014	1488	Re-Roof	3,500					Go over one layer
8/1/2012	966	Redo Bat	14,900	C				
8/1/2012	965	Redo Bat	14,900	C				
6/12/2012	731	Add Bath	10,700					FULL BATH IN BMT
7/6/1999	395	Alterati	8,000					18X20 WOOD DECK/DO

ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2018	MEAS&NOTICE	HS	Hanne S
7/3/2013	Info Fm Prmt	EMK	Ellen K
11/4/2008	Meas/Inspect	163	PATRIOT
12/28/2005	OWNR INFO	BR	B Rossignol
11/18/1999	Meas/Inspect	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5778		Sq. Ft.	Site		0	80.	1.03	9									474,674						474,700	

Total AC/HA:	0.13264	Total SF/SM:	5778	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	474,674	Spl Credit		Total:	474,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.10200167
Const Adj.:	1.00999999
Adj $ / SQ:	144.693
Other Features:	112000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	517087
Depreciation:	136511
Depreciated Total:	380576

COMMENTS

TOILET IN BMT (AV) SINK IN BMT (FR).

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

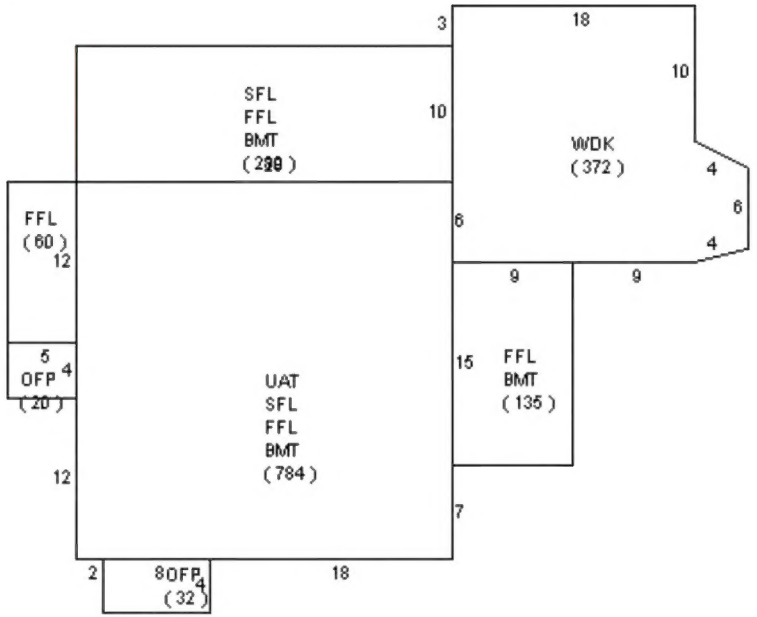
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	144.69
Special Features:	0	Val/Su Net:	91.89
Final Total:	380600	Val/Su SzAd	163.84

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,259	144.690	182,168
BMT	Basement	1,199	43.410	52,046
SFL	Second Floor	1,064	144.690	153,953
WDK	Deck	372	8.780	3,264
UAT	Upper Attic	196	57.880	11,344
OFP	Open Porch	52	44.440	2,311

Net Sketched Area:	4,142			Total:	405,086
Size Ad	2323	Gross Area	4730	FinArea	2323

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

143.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc